

Policy Group – 22 November 2017

Draft Brownfield Land Register

1. Purpose of report

To consider the draft brownfield land register and make recommendations to Council.

2. Key issues

- 2.1 The Town and Country Planning (Brownfield Land Register) Regulations 2017 require councils to produce a register of brownfield land. Registers need to be in two parts: the first needs to be complete by 31st December 2017 and must set out all the brownfield sites that are suitable, available and achievable for housing development (according to specific criteria).
- 2.2 The Brownfield Land Register Background Paper summarises the criteria for inclusion, methodology and data sources for identifying sites for the Brownfield Land Register. Sites have been analysed from several sources in the context of the criteria set out in the regulations. These sources include: the Strategic Housing Land Availability Assessment (SHLAA); Previously Developed Land (PDL) study; a call for brownfield sites; sites allocated for residential in development plan documents; and extant planning permissions. Once the Council has published its brownfield register, the background paper will also be available on the website. A copy of the background paper is available in the Members' room.
- 2.3 Twelve sites are considered to be appropriate for residential development, according to the criteria. These sites total around 5.3 ha of brownfield land and could deliver approximately 159 homes. The sites are summarised in the Brownfield land register background paper. Four of the sites were not identified previously and could provide 52 dwellings, including 14 affordable homes. However there is no guarantee of planning permission for these sites.
- 2.4 Changes will be made to the register up to 21 days before publication where:
- sites with an extant planning permission are completed, and
 - the Council becomes aware that landowners of any of the sites no longer wish to develop their sites.
- If either of the above situations arises, officers will remove the corresponding site from the register, prior to publication. Additional sites will be not be added at this stage.
- 2.5 The Secretary requires a specific version of the register to be placed on the government's open data website, so the register has been produced in the appropriate format (**Appendix 1**). It will also be made available on the Dorset for You website alongside the background paper.

3. **Recommendation**

A report be submitted to Council recommending publication of the Brownfield Land Register Part 1.

4. **Policy issues**

4.1 **How will this affect the environment, social issues and the local economy?**

This register may result in an additional 46 homes being delivered, including approximately 14 affordable homes.

4.2 **Implications**

4.2.1 **Resources**

There are no additional resource implications.

4.2.2 **Equalities**

Part 1 of the register does not set policy, so no EQIA is required.

5. **Further information**

5.1 Part 1 of the register needs to include sites at least 0.25ha in size or capable of accommodating five or more units, although councils can set a different threshold at their discretion. There does not appear to be any no reason to depart from the standard threshold. Therefore, all sites reviewed have been in the context of the standard threshold.

5.2 Sites have to be:

- Suitable for residential development, i.e:
 - a) Allocated in a Development Plan Document for residential development;
 - b) With planning permission for residential development;
 - c) With a grant of permission in principle for residential development; or
 - d) Is, in the opinion of the Council, appropriate for residential development, having regard to any adverse impact on the natural or local built environment, including on heritage assets, neighbour amenity and any relevant representations received;
- Available for residential development, i.e. the relevant owner / developer has expressed an intention to sell or develop the land; and
- Achievable, i.e. developable within 15 years of the entry date on the register.

5.3 Officers have considered sites from:

- Strategic Housing Land Availability Assessment (SHLAA) / Previously Developed Land (PDL) Study,
- Call for sites, and

- Allocated sites and sites with planning permission.

5.4 Twelve sites are considered to be appropriate for residential development, according to the criteria. These sites total around 5.3 ha of brownfield land and could deliver approximately 159 homes. Four of the sites were not identified previously and could provide 52 dwellings, including 14 affordable homes. These are:

Temporary school buildings and hard standing to the north of Lytchett Minster	21 dwellings
Bere Farm, Lytchett Matravers, café, etc.	15 dwellings
Cauldron Barn caravan site, Swanage	6 dwellings
Wareham Autopoint, North Street, Wareham	10 dwellings

5.5 Once the Council has adopted Part 1 of the register, it can proceed towards producing Part 2 of the register. Part 2 of a brownfield land register is a subset of Part 1. Part 2 will comprise only those sites in Part 1 that the local planning authority has decided that the land would be suitable for a grant of permission in principle for residential development. If the Council decides it wishes to grant permission in principle, effectively outline planning permission, it will need to undertake thorough consultation and assessment of sites, as well as a Strategic Environmental Assessment.

5.6 The Council is required to review the entries in the register at least once within each register year.

Appendices:

1 - Brownfield Land Register

Background papers:

- Strategic Housing Land Availability Assessment (SHLAA) 2016
- Previously Developed Land (PDL) Study Update, June 2016
- Brownfield Land Register background paper

For further information contact:-

Sue Bellamy, Senior Planning Policy Officer

OrganisationURI	OrganisationLabel	SiteReference	Alternative references	PreviouslyPartOf
http://opendatacommunities.org/id/district-council/purbeck	Purbeck District Council	BR/03/001	SHLAA 6/03/1336	
http://opendatacommunities.org/id/district-council/purbeck	Purbeck District Council	BR/11/002	SHLAA 6/11/1337	
http://opendatacommunities.org/id/district-council/purbeck	Purbeck District Council	BR/11/003		
http://opendatacommunities.org/id/district-council/purbeck	Purbeck District Council	BR/14/004		
http://opendatacommunities.org/id/district-council/purbeck	Purbeck District Council	BR/15/005	SHLAA 6/15/0555	
http://opendatacommunities.org/id/district-council/purbeck	Purbeck District Council	BR/15/006	SHLAA 6/15/1373	
http://opendatacommunities.org/id/district-council/purbeck	Purbeck District Council	BR/15/007		
http://opendatacommunities.org/id/district-council/purbeck	Purbeck District Council	BR/20/008		
http://opendatacommunities.org/id/district-council/purbeck	Purbeck District Council	BR/20/009	SHLAA 6/20/1332	
http://opendatacommunities.org/id/district-council/purbeck	Purbeck District Council	BR/20/010		
http://opendatacommunities.org/id/district-council/purbeck	Purbeck District Council	BR/20/011		
http://opendatacommunities.org/id/district-council/purbeck	Purbeck District Council	BR/23/012		

SiteReference	SiteNameAddress	SiteplanURL	CoordinateReferenceSystem	GeoX	GeoY	Hectares
BR/03/001	"Former Bere Regis primary school, Rye Hill, Bere Regis"		OSGB36	384705.31	94267.69	0.3
BR/11/002	"Binnegar Hall, East Stoke, Wareham"		OSGB36	388393.67	87161.11	1.66
BR/11/003	"Kemps Country House Hotel, East Stoke, Wareham"		OSGB36	388001.45	87104.66	0.1
BR/14/004	"Rear of Chequers Inn, High Street, Lytchett Matravers"		OSGB36	394050.16	95532.33	0.35
BR/15/005	"Temporary school buildings and hard standing to the north of Lytchett Minster, Upton"		OSGB36	396102.12	93273.11	0.7
BR/15/006	"Bere Farm, Lytchett Matravers"		OSGB36	394225.38	93439.42	0.51
BR/15/007	"32 Poole Road, Upton"		OSGB36	398434.53	93079.17	0.06
BR/20/008	"Former Police Station Premises, Argyle Road and Kings Road West, Swanage"		OSGB36	402573.29	78832.46	0.03
BR/20/009	"Cauldron Barn caravan site, Swanage"		OSGB36	402461.35	79644.7	0.39
BR/20/010	"former grammar school, Northbrook Road, Swanage"		OSGB36	402633.97	80086.49	0.93
BR/20/011	"1 The Pier Head, High St, Swanage"		OSGB36	403378.45	78646.7	0.16
BR/23/012	"Wareham Autopoint, North Street, Wareham"		OSGB36	392150.98	87756.22	0.12

SiteReference	OwnershipStatus	Deliverable	PlanningStatus	PermissionType	PermissionDate	
BR/03/001	owned by a public authority	yes	not permitted			
BR/11/002	not owned by a public authority	yes	permitted	full planning permission	2016-07-01	
BR/11/003	not owned by a public authority	yes	permitted	full planning permission	2015-09-03	
BR/14/004	not owned by a public authority	yes	permitted	full planning permission	2016-06-29	
BR/15/005	owned by a public authority	yes	not permitted			
BR/15/006	not owned by a public authority	yes	not permitted			
BR/15/007	not owned by a public authority	yes	permitted	full planning permission	2016-07-28	
BR/20/008	not owned by a public authority	yes	permitted		2016-12-22	
BR/20/009	not owned by a public authority	yes	not permitted			
BR/20/010	not owned by a public authority	yes				
BR/20/011	not owned by a public authority	yes	permitted	full planning permission	2015-07-31	
BR/23/012	not owned by a public authority	yes	not permitted			

SiteReference	PlanningHistory	SiteReference	MinNetDwellings	DevelopmentDescription
BR/03/001		BR/03/001	9	
BR/11/002	https://planningsearch.purbeck-dc.gov.uk/PlanAppDisp.aspx?recno=43598	BR/11/002	50	"Alterations, extensions and changes of use of existing buildings to Class C3 residential use - 23 dwellings - 9 houses and 14 flats/maisonettes"
BR/11/003	https://planningsearch.purbeck-dc.gov.uk/PlanAppDisp.aspx?recno=43391	BR/11/003	6	"Change of use of Kemps Country House to 6 dwellings with associated alteration works, extension to the coach house, parking and landscaping."
BR/14/004	https://planningsearch.purbeck-dc.gov.uk/PlanAppDisp.aspx?recno=44021	BR/14/004	9	"Erect nine dwellings with associated car parking and engineering works"
BR/15/005		BR/15/005	21	
BR/15/006		BR/15/006	15	
BR/15/007	https://planningsearch.purbeck-dc.gov.uk/PlanAppDisp.aspx?recno=44577	BR/15/007	6	"Demolish existing buildings and erect 3 flats and 7 seven town houses with associated parking; alter existing vehicular access. Part of site brownfield."
BR/20/008	https://planningsearch.purbeck-dc.gov.uk/PlanAppDisp.aspx?recno=45183	BR/20/008	6	Alterations and extensions to former police station to facilitate conversion to 6 dwellings
BR/20/009		BR/20/009	6	
BR/20/010		BR/20/010	40	
BR/20/011	https://planningsearch.purbeck-dc.gov.uk/PlanAppDisp.aspx?recno=43215	BR/20/011	8	"Demolition Pier Head Building and associated out buildings, erect two new buildings to form eight flats, restaurant, pizza oven, ice cream parlour and gallery. Landscape site and form new vehicular parking in basement"
BR/23/012		BR/23/012	10	

SiteReference	NonHousingDevelopment	Notes	FirstAddedDate	LastUpdatedDate
BR/03/001		Only part of site brownfield - school building	2017-12-31	
BR/11/002			2017-12-31	
BR/11/003		Other application number 6/2015/0005	2017-12-31	
BR/14/004			2017-12-31	
BR/15/005			2017-12-31	
BR/15/006			2017-12-31	
BR/15/007		Only part of site brownfield whole site includes garden development	2017-12-31	
BR/20/008			2017-12-31	
BR/20/009			2017-12-31	
BR/20/010		Only part of the former school site is brownfield -the majority is that which was originally set aside	2017-12-31	
BR/20/011		Other application numbers 6/2014/0166 6/2011/0812	2017-12-31	
BR/23/012			2017-12-31	